



Memorandum Corporate By-law Number: 285-2025-Growth-Development
Services-Planning Services

TO: Office of the City Clerk **FILE:** **A-47-2025**

FROM: Arden Irish
Planning Services, Growth Department

DATE PREPARED: September 2, 2025

SUBJECT: By-law 285-2025 Site Plan Control Designation – 1115 Carrick Street

MEETING DATE: City Council - October 7, 2025

By-law Description: A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (1115 Carrick Street).

Authorization: Committee of Adjustment Decision (Planning Services) – August 28, 2025

By-law Explanation: The purpose of this By-law is to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, as it applies to Registered Plan M52, Lots 162 to 165, part of Lane including Part 2 on RP 55R-10474 and Part 1 on RP 55R-14780, municipally known as 1115 Carrick Street.

Schedules and Attachments:

Exhibit to By-law 285-2025

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 285-2025

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, as amended (1115 Carrick Street)

Recitals

1. Authority is provided in accordance with Section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended (the "Act"), to pass a By-law designating a Site Plan Control Area.
2. Council has determined it is necessary to designate a Site Plan Area, as referenced by decision of the Committee of Adjustment, dated August 28, 2025.

ACCORDINGLY, THE CORPORATION OF THE CITY OF THUNDER BAY
ENACTS AS FOLLOWS:

1. The lands described in section 2 of this By-law (the "Lands") are designated as a Site Plan Control Area within the meaning of Section 41 of the Act, and no person shall undertake any development on the Lands, until the Council of the Corporation has approved plans and drawings as may be required under Subsection 41(4) of the Act.
2. The Lands to which this By-law applies are more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay, and being composed of Registered Plan M52, Lots 162 to 165, part of Lane including Part 2 on RP 55R-10474 and Part 1 on RP 55R-14780, and shown as "Property Location" on the Exhibit to and forming part of this By-law.

3. This By-law is in accordance with the City of Thunder Bay Official Plan, as amended.
4. This By-law shall come into force and take effect upon the date it is passed.

Enacted and passed this 7th day of October, A.D. 2025 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Andrew Foulds

Speaker

Krista Power

City Clerk